

## 6/16/09 SILVER CREEK HOA BOARD MEETING

ALU

The regular monthly meeting of the Silver Creek Homeowner's Association Board was held on Tuesday, June 16th, at 6:30 p.m. Four of the five current Board members were present.

The minutes from May 2009 were read and approved with changes.

### Report of Management Company

The collection and violation reports were distributed to the Board. This was followed by a discussion of some of the violations and past due accounts.

### Report of Officers

No reports from the Officers.

### Report of Committees

There was no report from the Appeals Committee.

Mr. Morris, reporting on behalf of the ACC Committee submitted the committee's proposed procedures for the Board to review. There was also a brief discussion about the number of submittals and how they are increasing.

Mr. Lorenz, reporting on behalf of the Finance Committee discussed some questions and details regarding the financials. He also informed the Board that the committee had done significant work on the 2010 budget and would continue to review it in July.

### Unfinished Business

After an update on the situation with the commercial properties that drain into our retention ponds, as well as some new direction from our attorneys, a motion was made, seconded, and approved to accept the additional proposal from Apex for an amount to not exceed \$1,600.

The Board asked the Management Company to have the county verify that the email we received about the County Certifications for the Storm Water credits was acceptable proof to be kept in our files and that we did not need any other form of confirmation.

Our insurance company has not been contacted about the auto damage claims in Ashford, so unless it comes up again, this issue is complete.

After reviewing the governing documents and state law, the President found that any official business must be "heard" by all members of the Board and the valid start date of any decisions would not be until it was voted on at a meeting open to the public.

The Secretary updated the Board on the status of additional bids for off-duty officers and security companies in order to set up security patrols. The Secretary will continue to follow up and get various bids from both parties, as well as what the security company has the ability to enforce and how. The Secretary read the proposal for patrols aloud and then the Board discussed and made changes to the proposal. There was also a discussion about what funds would be used to fund the patrols. A motion was made, seconded, and approved to accept the proposal with the discussed changes, and once the additional bids are available a special meeting will be called and posted on the website to finalize who to use to carry out the patrols. The Board agreed the security log looked good.

There is no update on the program that will use radar guns supplied by the Sheriffs' Department to track speeding within the community.

The Board discussed the proposal submitted by the ACC Committee. Various changes were discussed, and a motion was made, seconded, and approved to have the Management Company revise the document and resubmit it to the Board and the ACC Committee for further review.

### New Business

The President discussed some vandalism within the community and thanked the newest Board member for his help in repairing the gate around the dumpster.

The President let the Board know about a situation with the County over the removal of some trees on Gem Heights Drive. No trees have been removed and it is currently a done issue unless the County comes back again.

A water pipe burst by the fields and Green Effects was able to come out that day and turn off the water. The pipe has since been repaired. Green Effects also suggested keeping the watering at three days a week instead of four days to help keep the costs down and hopefully keep from surpassing our watering limit and having the meters turned off towards the end of the summer. A motion was made, seconded, and approved to keep the watering schedule to three days a week.

The Board discussed the playgrounds in Sterling Ridge. The President made some repairs to take care of the safety issues. The Board agreed to have the Management Company get a price for a replacement slide for the playground because a replacement will probably be needed soon.

A motion was made, seconded, and approved to leave the gates to Country Hollow and Hillsboro until Security Patrols are in place, and then to close the gates full time as of the first patrol.

The President made the Board aware of a homeowner in Hillsboro who would like the Association to replace the fence at the back of the homeowner's property which runs along Gem Heights Drive. Since the damage to the fence is from the homeowner's side, the Board agreed to follow the Attorney's previous statement that damage from the homeowner's side is the homeowner's responsibility.

A motion was made, seconded, and approved to have Drain Pro clean out the retention ponds due to be cleaned.

The Secretary submitted a first draft for certificates of appreciation for the volunteers in the community. The Board agreed that the certificate itself looked good but to look into actual frames for the certificates rather than the sleeves. The Secretary should be able to find the frames for \$2 to \$3 each.

### Board Forum

A motion was made, seconded, and approved to get the backboard replaced.

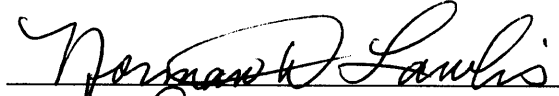
The Secretary brought three requests from the Finance Committee to the Board. First was that she asked the Management Company to get three bids for having the clubhouse painted to submit to the finance committee for the budget. The Secretary and Treasurer suggested the Board consider setting up a re-lamping schedule for the streetlights owned by the Association. The Management Company will ask our light repair man to give us a recommendation. The Secretary also asked that the Management Company and the Board be sure to be using the Requisition Process and Form for large purchases.

### Member Forum


The meeting was adjourned at pm.

Signatures of Approval:

Norm Lawlis (President)

A handwritten signature in cursive script, appearing to read "Norm Lawlis", written over a horizontal line.

Katie Royer (Secretary)

A handwritten signature in cursive script, appearing to read "Katie Royer", written over a horizontal line.